028.A	0004	0031.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	793,500	/	793,500
USE VALUE:	793,500	/	793,500
ASSESSED:	793,500	/	793,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINTER ST, ARLINGTON

OWNERSHIP

Unit #: 31-B

Owner 1:	RAKHE ABHIJIT
Owner 2:	
Owner 3:	
Street 1:	31 WINTER ST UNIT 31B
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESAI JAGRUTI & -
Owner 2:	RAKHE ABHIJIT -
Street 1:	31 WINTER ST UNIT 31B
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	790,700	2,800		793,500
Total Card	0.000	790,700	2,800		793,500
Total Parcel	0.000	790,700	2,800		793,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.76 | /Parcel: 400.7

Legal Description

User Acct

280729

GIS Ref

GIS Ref

Insp Date

05/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 028.A-0004-0031.B

!15386!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	778,500	2800	.		781,300	781,300	Year End Roll	12/18/2019
2019	102	FV	694,300	2800	.		697,100	697,100	Year End Roll	1/3/2019
2018	102	FV	612,700	2800	.		615,500	615,500	Year End Roll	12/20/2017
2017	102	FV	557,400	2800	.		560,200	560,200	Year End Roll	1/3/2017
2016	102	FV	557,400	2800	.		560,200	560,200	Year End	1/4/2016
2015	102	FV	479,300	2800	.		482,100	482,100	Year End Roll	12/11/2014
2014	102	FV	456,900	2800	.		459,700	459,700	Year End Roll	12/16/2013
2013	102	FV	456,900	2800	.		459,700	459,700		12/13/2012

PRINT

Date	Time
12/11/20	05:06:51

LAST REV

Date	Time
05/17/18	16:40:20

danam

15386

USER DEFINED

Prior Id # 1:	19553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESAI JAGRUTI &	58807-73		4/2/2012	Convenience	1	No	No		
CHAKMAKIAN NICH	57879-414		11/16/2011		494,000	No	No		
CHAVES JOSE A &	49031-100		2/26/2007		440,000	No	No		
CHAVES JOSE A &	48222-116		9/26/2006			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2014	645	Wood Dec	3,000					
4/19/2011	288	Manual	400					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
6/26/2014	External Ins	PC	PHIL C
4/2/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7873													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.18030298
Const Adj.:	0.98980200
Adj $ / SQ:	344.639
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	971403
Depreciation:	180681
Depreciated Total:	790722

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
GLA: 1980,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,980	344.640	682,384
Net Sketched Area:		1,980	Total:	682,384
Size Ad	1980	Gross Are	1980	FinArea 1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	447.34
Special Features:	0	Val/Su Net:	399.34
Final Total:	790700	Val/Su SzAd	399.34

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.A-0004-0031.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	FR	1930	27.50	T	50	102			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800